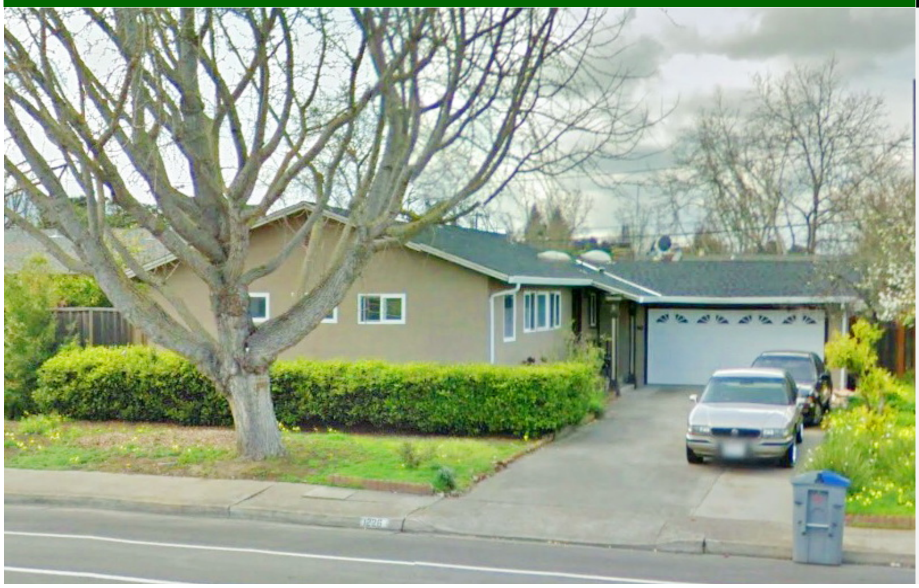
# Mountain View, CA (Santa Clara)

## Refinance of Rental Property

1st Trust Deed Investment

Capital Benefit
the greener money™

Executive Summary



| | |
|---|---|
| Property Type | **Single Family** |
| Occupancy | **Non-Owner** |
| Loan Amount | **$925,000** |
| Appraised Value | **$1,425,000** |
| Loan-to-Value | **65%** |
| Protective Equity | **$500,000** |
| Investor Yield | **10.125%** |
| Term | **3 Years** (40 due in 3) |

**Fund directly into insuring Title Company**
**Your vesting on Note and Deed of Trust**

**Comments:** *Appraisal dated May 18, 2013*

Our borrower has owned this home since 1978 but recently remodeled the property throughout. She has excellent credit and is the major shareholder and director of an overseas copper mining company. She is in the process of negotiating the sale of the business and will use the cash proceeds from our loan to pay for her legal expenses.

The property is located in the heart of silicon valley, approximately 4 miles from the headquarters of Apple and Google.

The current tenant pays $1,950/month which is less than market rates.

Per Appraiser: The property offers 1,492 sq. ft. of living space featuring 3 bedrooms, 2 baths and a 2-car garage on a 6,000 sq. ft. lot.

**Options:** *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

| | | |
|---|---|---|
| $100,000 | partial interest – scheduled monthly income | $859 |
| $500,000 | partial interest – scheduled monthly income | $4,295 |
| $925,000 | whole note – scheduled monthly income | $7,945 |

**Loan Servicing:** Capital Benefit offers comprehensive loan servicing

**Summary Information only** – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

**For additional Trust Deed Investments, visit capitalbenefit.com**

Available to California investors or all qualified investors.

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